



To: Planning Committee **Date:** August 24, 2009
From: Brian J. Jackson, MCIP **File:** RZ 06-348080
Director of Development
Re: **Application by Charan Sethi for Rezoning at 8200 St. Albans Road from Single-Family Housing District, Subdivision Area E (R1/E) to Two-Family Housing District (R5)**

Staff Recommendation

That Bylaw No. 8436, for the rezoning of 8200 St. Albans Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

CL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Charan Sethi has applied to the City of Richmond for permission to rezone 8200 St. Albans Road from Single-Family Housing District, Subdivision Area E (R1/E) to Two-Family Housing District (R5) in order to permit the construction of a duplex on the subject property (**Attachment 1**).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

The subject property is located on the east side of St. Albans Road, between Blundell Road and Francis Road, in an established residential neighbourhood consisting of a mix of old and newer single-family dwellings, duplexes, as well as public and private schools.

- To the north and east, are the Palmer and Garden City School Parks, zoned "School & Public Use District (SPU)". The St. Albans Road vehicle access to the school/park, parking lot and baseball field is immediately adjacent to the subject property;
- To the south, is a newer strata-titled duplex, zoned "Two-Family Housing District (R5)" (RZ 02-203607); and
- To the west, across St. Albans Road, is St. Paul's Church and School, zoned "Assembly District (ASY)," as well as Central Montessori Child Care zoned "Comprehensive Development District (CD/151)".

Related Policies & Studies

Official Community Plan (OCP) Designation

The OCP's Generalized Land Use Map designation for this property is *Neighbourhood Residential*, and the Specific Land Use Map designation is *Low-Density Residential*. This redevelopment proposal is consistent with these designations.

Lot Size Policy 5423

The subject property is located within the area covered by Single-Family Lot Size Policy 5423 (adopted by Council in 1989, and amended in 2003 and 2004) (**Attachment 3**). This Policy establishes sizes for new lots created through subdivision. This development proposal is consistent with this Policy as it does not result in the subdivision of the lot. There is no policy to address the introduction of duplexes into specific neighbourhoods in the City. In the absence of such a policy, this rezoning application has been reviewed on its own merit and in the context of the surrounding neighbourhood.

This rezoning will secure legal agreements on Title to a) prohibit future subdivision of the lot in the future, and b) limit the property to a two-family dwelling on the site, with no secondary suite.

Staff Comments

Background

Initially submitted in 2006, this rezoning application involved a proposal to permit a two-storey duplex, with two (2) detached single-level “granny flats” in the rear yard of the site. Concerns identified by staff related to the proposed building design were never resolved and the neighbourhood expressed opposition to the development proposal in the form of a petition to staff advocating to keep the existing zoning or to consider a zoning that permits a duplex instead (**Attachment 4**).

In the Fall of 2007, the proposal was revised to seek permission to rezone to Two-Family Housing District (R5) to permit the construction of a duplex on the subject property. The application review process was then delayed by unresolved issues related to tree retention on and off-site, combined with the slow-down caused by the change in housing market conditions over the last year.

Conceptual Development Plans

A site plan and conceptual design of the development proposal is included in **Attachment 5**. The site plan demonstrates that the development proposal complies with the proposed zoning in terms of setbacks. At future development stage, a Building Permit must be obtained by the applicant and the final building design must comply with all City regulations.

Tree Preservation & Landscaping

A Tree Survey submitted by the Applicant (on file) indicates the location of six (6) bylaw-sized trees:

- two (2) of which are located in the rear yard on the subject property; and
- four (4) of which are located on the adjacent school/park property to the east.

A Certified Arborist’s Report has also been submitted by the applicant and is on file. In addition to the six (6) bylaw-sized trees shown on the Tree Survey, a seventh (7th) bylaw-sized Hazelnut tree was identified by the Arborist in the rear yard and has been included in the Arborist’s Report. The Arborist’s Report identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and/or removal relative to the proposed development. The Report recommends that the existing grade of the rear yard be maintained to enable the retention of the three (3) bylaw-sized trees on-site and the four (4) bylaw-sized trees on the adjacent site. The City’s Tree Preservation Coordinator concurs with the Arborist’s recommendations.

A Landscape Plan submitted by the applicant illustrates (**Attachment 6**):

- the location of existing trees to be protected;
- how the lot will be enhanced with new trees and other vegetation;
- specifies the location and minimum dimensions for the new shared driveway and for tree protection fencing; and
- provides details on proposed retaining walls designed to address grade changes.

Tree protection fencing must be installed, to City standards, prior to obtaining a Demolition Permit to remove the existing dwelling and must remain in place until construction of the proposed duplex is complete.

To ensure that the proposed Landscape Plan is adhered to, the applicant will be required to submit a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect prior to final adoption of the rezoning bylaw.

To ensure the survival of the on-site and off-site trees to be retained, the applicant must submit the following items prior to final adoption of the rezoning bylaw:

- a contract with a Certified Arborist for supervision of any works to be conducted within the tree protection zone of on-site and off-site trees. The contract must include provisions for the Arborist to submit a post-construction impact assessment report to the City for review; and
- a Survival Security to the City in the amount of \$1,500 (\$500/on-site tree).

Affordable Housing

The City's Affordable Housing Strategy applies to in-stream development applications received after July 1, 2007. This rezoning application was received prior to July 1, 2007, and is therefore exempt from the Affordable Housing Strategy.

Site Servicing & Vehicle Access

There are no servicing concerns or requirements with rezoning. The existing frontage was upgraded in the 1990's to include a grassed boulevard complete with street trees, so no off-site works are required.

At future Building Permit stage, the developer is required to pay Servicing costs, School Site Acquisition Charge, Address Assignment Fee and GVS& DD Development Cost Charges.

As a condition of rezoning, a Restrictive Covenant must be registered on Title, ensuring that vehicular access to the site at future development stage is to be via a single shared driveway crossing.

At future Building Permit stage, the developer is required to submit a Construction Traffic and Parking Management Plan to the satisfaction of the City's Transportation Division. In addition, the removal of the existing driveway letdown and re-installation of the new driveway letdown (shared on centre) is to be done via Work Order.

Flood Management

Registration of a Flood Indemnity Covenant on Title is required prior to final adoption of the rezoning bylaw.

Analysis

In the absence of a policy to guide the introduction of duplexes into existing neighbourhoods, this rezoning application has been reviewed on its own merit and in the context of the surrounding area.

When the adjacent property to the south rezoned to "Two-Family Housing District (R5)" in 2002, the following issues were considered:

- the appropriateness of introducing a new two-family dwelling in the neighbourhood;
- the implications for further similar development in the neighbourhood; and
- the impact of such development in the existing neighbourhood.

It was determined that the area was suited to accommodate new duplexes with limited potential impacts to the neighbourhood (i.e. increased traffic, activity and larger building form). Since then, there have not been any additional applications to create new duplexes in the surrounding neighbourhood.

The same merits of the neighbouring development proposal apply now to the subject property:

- St. Albans Road is a local road with a very urban feel due to the presence of the schools and church, and it carries a substantial amount of traffic leading into the City Centre. Approximately 200 m further north, past Blundell Road, St. Alban's Road becomes a Minor City Centre Arterial road. A two-family dwelling is supportable on this type of road;
- The location of the subject property between the School Park and the road, and having a shared property line with another duplex-zoned lot to the south creates a favourable situation in terms of adjacency issues; and,
- potential impacts on the neighbourhood would be limited.

At the time of report preparation, no public concerns or objections have been received by staff since the posting of the rezoning sign on the property.

To address concerns about the potential for the proposed duplex to be converted to include illegal suites, the registration of a Restrictive Covenant on Title limiting the property to a maximum of two (2) dwelling units will be required as a condition of rezoning.

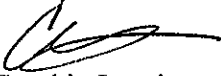
To address the fact that Lot Size Policy 5423 allows properties with duplexes to subdivide into Two (2) single-family lots, the registration of a legal agreement on Title, prohibiting further rezoning and subdivision will be required as a condition of rezoning.

Financial Impact

None.

Conclusion

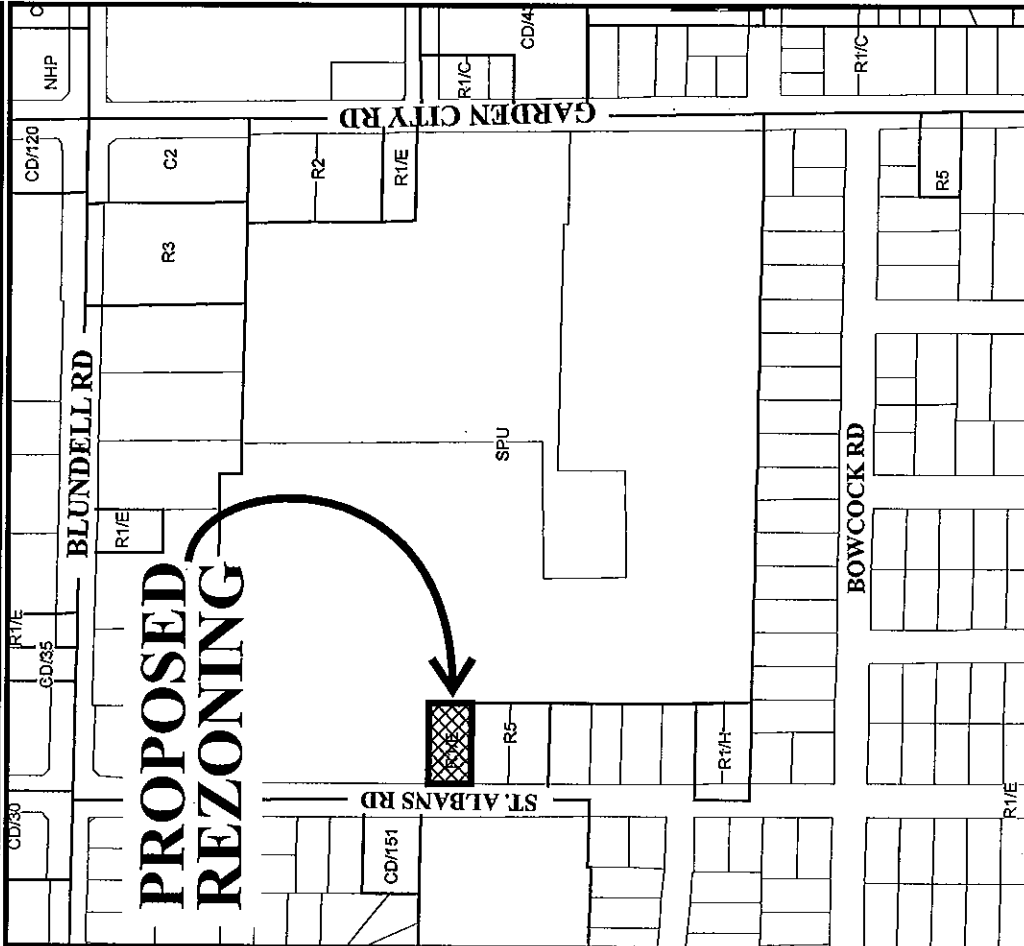
This rezoning application to permit the development of a duplex on St. Albans Road complies with all applicable policies and land use designations contained within the Official Community Plan (OCP). The list of rezoning conditions is included as **Attachment 7**, which has been agreed to by the applicant (signed acceptance on file). On this basis, staff support the application.


Cynthia Lussier
Planning Assistant
(604-276-4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5423
- Attachment 4: Petition
- Attachment 5: Conceptual Development Plans
- Attachment 6: Landscape Plan
- Attachment 7: Rezoning Considerations

City of Richmond

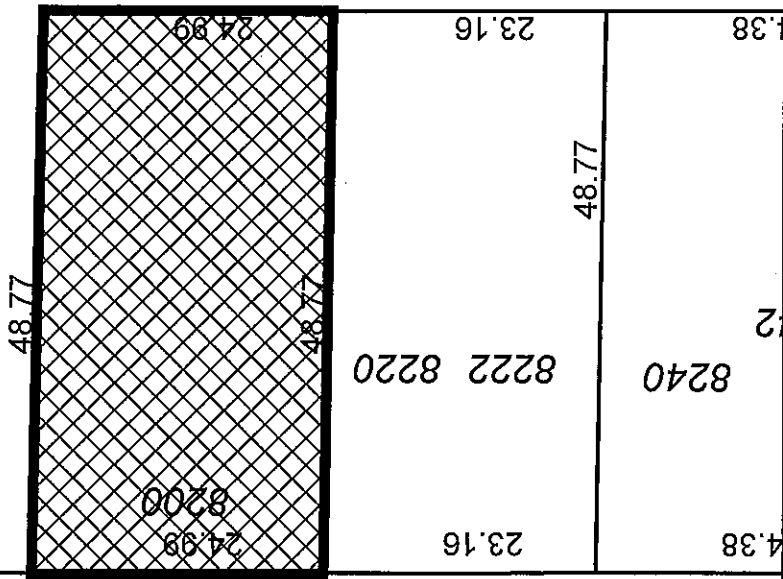


**PROPOSED
REZONING**

ST. ALBANS RD

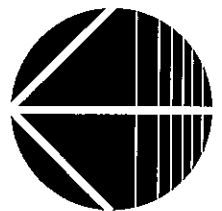
8191
33.97

8251



Original Date: 10/13/06
 Revision Date: 09/02/09
 Note: Dimensions are in METRES

RZ 06-348080





RZ 06-348080

Original Date: 10/13/06

Amended Date: 09/02/09

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**

RZ 06-348080 **Attachment 2**

Address: 8200 St. Albans Road

Applicant: Charan Sethi

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	CK Development Ltd	To be determined
Site Size (m²):	1, 220 m ² (13, 135 ft ²)	No change
Land Uses:	One (1) single-family dwelling	One (1) two-family dwelling
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map Designation – <i>Neighbourhood Residential</i> Specific Land Use Map Designation – <i>Low-Density Residential</i> 	No change
Area Plan Designation:	None	No change
702 Policy Designation:	Policy 5423 permits subdivision of duplexes into Single-Family Housing District, Subdivision Area B (R1/B) or Subdivision Area C (R1/C), and subdivision of select properties into Single-Family Housing District, Subdivision Area H (R1/H)	This development proposal is consistent with the Lot Size Policy as it does not result in the subdivision of the lot.
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Two-Family Housing District (R5)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	864 m ² (9, 300.02 ft ²)	1, 220 m ² (13, 135 ft ²)	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none
Off-street Parking Spaces	2	2	none



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: November 20, 1989 Amended by Council: November 17 th , 2003 Amended by Council: March 15 th , 2004	POLICY 5423
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 21-4-6	

POLICY 5423:

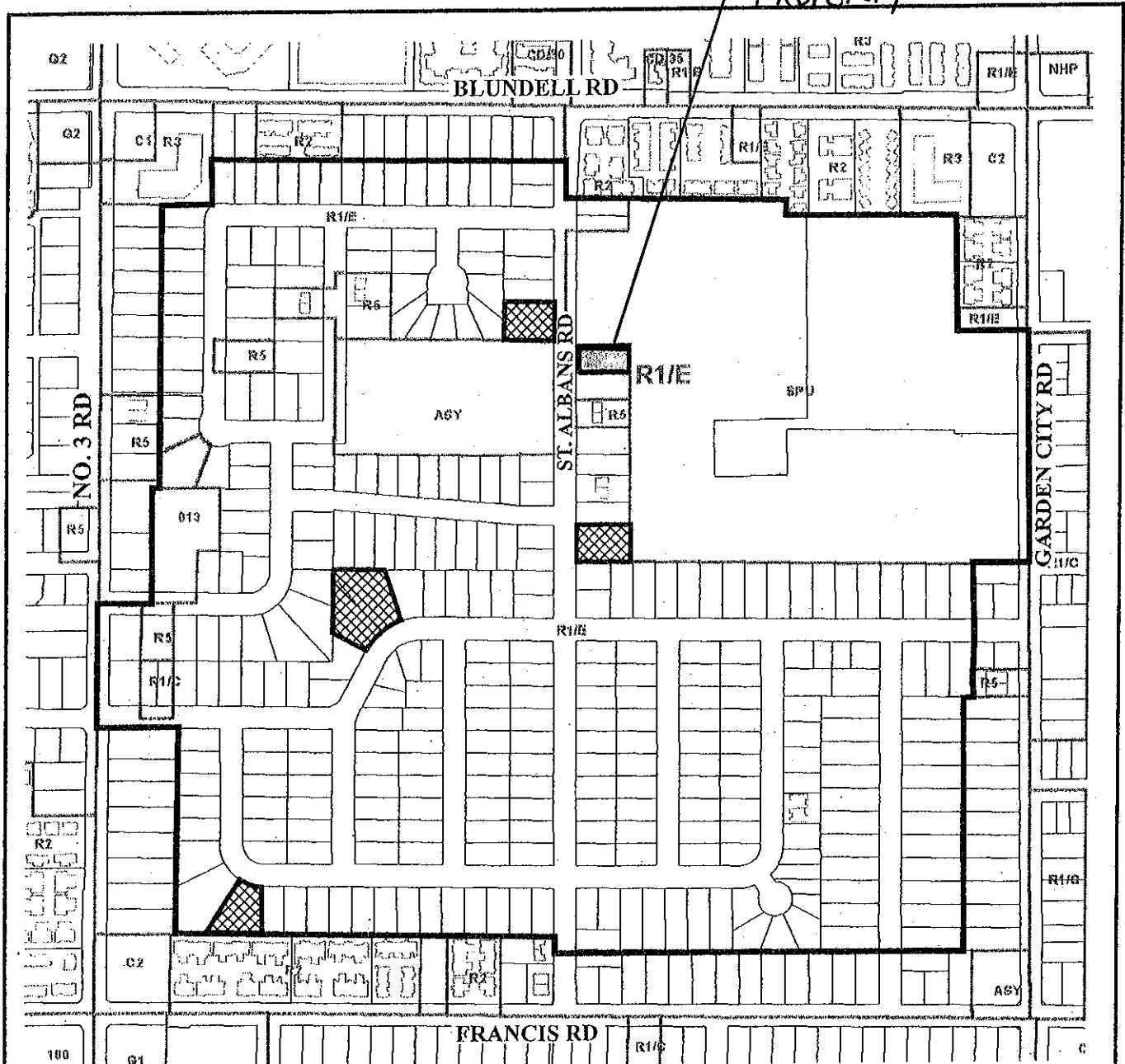
The following policy establishes lot sizes within the area generally bounded by **Blundell Road, No. 3 Road, Francis Road and Garden City Road** (in a portion of Section 21-4-6):

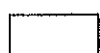

That properties within the area generally bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road, in a portion of Section 21-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the exception that:

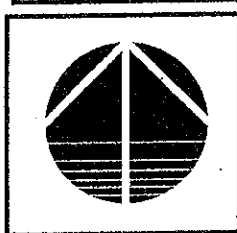
- a) properties with duplexes be permitted to subdivide into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B) or (R1/C).
- b) five properties highlighted on the map be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300.

This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw..

SUBJECT PROPERTY

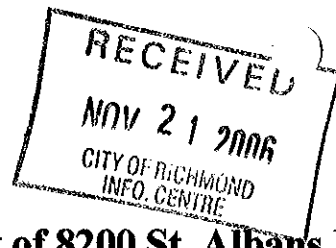


-  Lots which can be subdivided under R1/E (Existing Policy)
-  Lots which can subdivide under R1/H



Policy 5423
Section 21, 4-6

Adopted Date: 11/20/89
Amended Date: 03/15/04



November 5, 2006

Petition of the Zoning of 8200 St. Albans Road

The following petition is sign by we, the residents along St. Albans Road, its surrounding neighbourhood and the People of Richmond. We oppose and are against the rezoning of 8200 St. Albans Road from a Single-Family Housing District subdivision area E (R1/E) to a Comprehensive Development District (CD) in order to develop 2 two-storey duplexes and 2 single level granny flats at the rear. We hope that City Hall will understand the strong opposition of the surrounding neighbours along St. Albans Road and the People of Richmond for the rezoning of this property. We suggest 1 single house or 1 duplex with car parking at the front of the house.

Name of Signee	Address	Signature
A Purnell	8220 ST. ALBANS	A Purnell
Don [unclear]	8222 ST. ALBANS RD.	[Signature]
Frank TSKI	8280 ST. ALBANS RD.	[Signature]
J. Trimble	8260 ST. ALBANS RD	[Signature]
Elio Gonzalez	8242 ST. ALBANS	Elio Gonzalez
CHARLES J ZE	8671 DEMOREST DR	[Signature]
RUEL ROARIO	805-7080 ST. ALBANS RD	[Signature]
S.T. LEONG	10600 HINTREE CR.	[Signature]
A. MURPEROS	11771 SEWARD RD	[Signature]
K. NG	6220 PEARVES DR.	[Signature]
DESS. LAU	10180 SPENDER CR	[Signature]
PAT. ROONEY	9711 BAKERVIEW DR	[Signature]
OMIE SAMONTE	6100 MADINE CRES	[Signature]
ONI MOLINA	4411 TRIMARAN DR.	[Signature]
Sabine Ingo	8211 NO. 4 RD. RMD BC	[Signature]
K Green	3751 Maresby Drive	[Signature]
S. Chua Tan	8328 LUCERNE RD.	[Signature]
LARRY + GRACE CHAU	8327 Lucerne Rd	[Signature]
CORA/ADELA PINLAO	8100 ST. ALBANS RD	[Signature]
ANTONIO DE LAS ALAS	7480 GILBERT RD	[Signature]
	7673 THOMAS DR.	[Signature]

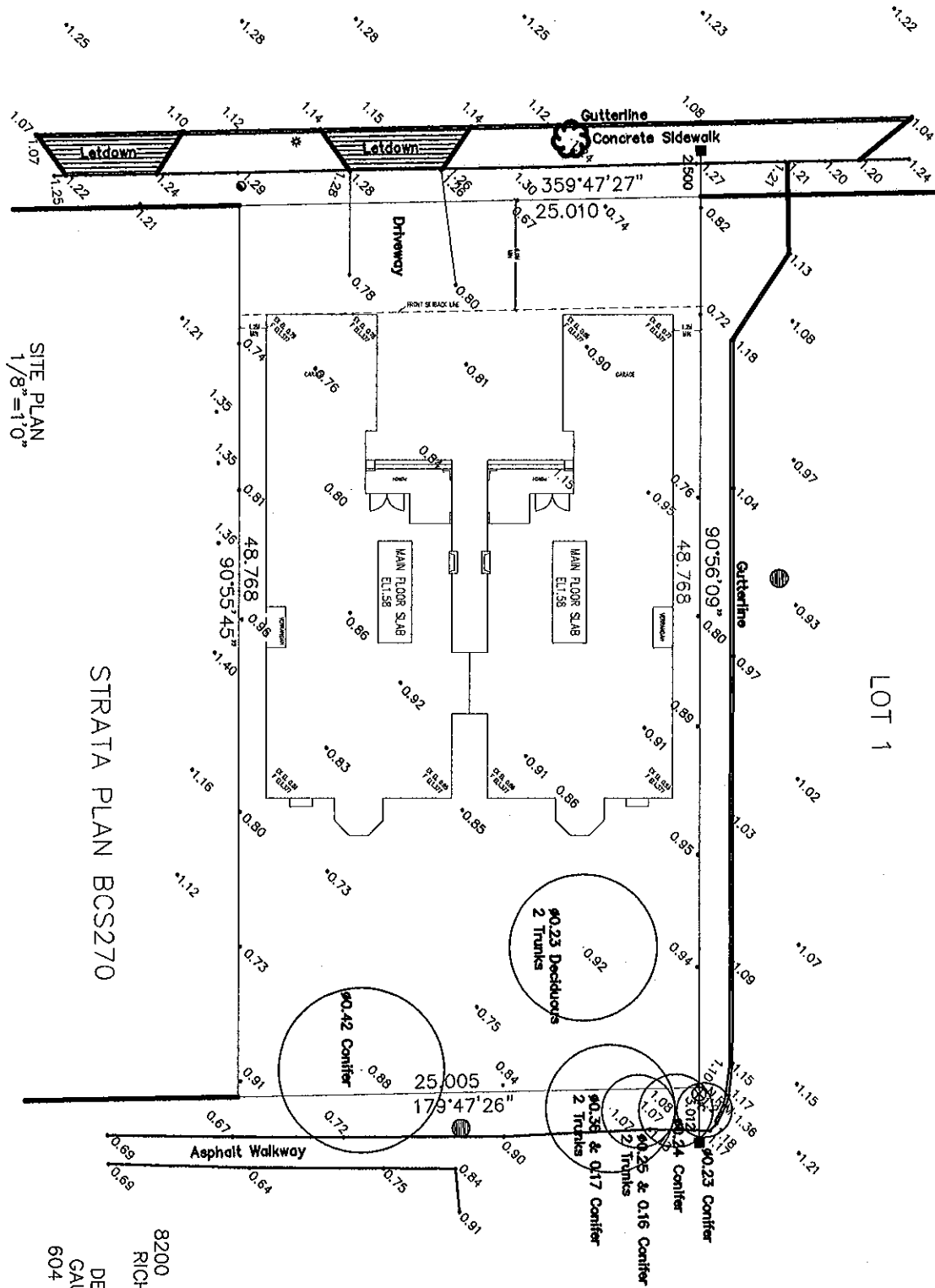
November 5, 2006

Name of Signee	Address	Signature
Perejita de las Alas	9673 Thomas Dr.	Perejita de las Alas
Fidela Suarez	#807-8460 Granville Ave.	Fidela Suarez
DIVINA HIRALCO	6513 PIMLICO WY RMD	Divina Hiralco
Paz Beringuel	8400 Lonsdowne Rd. Suite 104 Rmd. P.B.	Paz Beringuel
Lourdes Q. de la Cruz	9-8700 Plundell Rd Pich. P.R.	Lourdes Q. de la Cruz
Jess & Cora La Cruz	#314-7800 St Albans rd	Jess & Cora La Cruz
Henry S. Castillo	208-8000 Piuscell	Henry S. Castillo
Adrian	7900-St. Albans Rd	Adrian
Rosie GONZALES	23-6071 Ave P	Rosie GONZALES
Louie Custodio	19-8551 Gen. Curran Rd	Louie Custodio
LEO GARCIA	8-4933 PASTER RD	Leo Garcia
EDGAR URSA	11516	Edgar Ursa
PRISCILLA URSA	SEATONST ROAD	Priscilla Ursa
GREGORIO P. VINZON	9260 PATTERSON RD, RMD	Gregorio P. Vinzon
S. LIAW	9531 MESSER RD	S. Liaw
Paul Lau	4520 DALCY RD	Paul Lau
PERCY CHEUNG	10 5820 DOVERCROS	Percy Cheung
ANIL Monteiro	12460 Blundell Rd	Anil Monteiro
Manuel Gomes	6833 Hamber ST.	Manuel Gomes
MARIA VICTORIA C. MESA	7995 Westminster Hwy	Maria Victoria C. Mesa
JOSE ISON	10371 CAMBLE RD.	Jose Ison
MARIA SUEAN MARUANO	2860 PATTERSON RD	Maria Suean Maruano
Jydia Do	8820 Rosemead	Jydia Do
John	10180 Leonard Rd.	John
EDWIN SJ. MENDOLA	8561 CITATION DR. RICHMOND BL.	Edwin S.J. Mendola
ROBERT GUANZON	8511 GEN. CUMBERD.	Robert Guanzon
CAROLINE SORIANO	10951 ANGLESEA DRIVE	Caroline Soriano
Teresita Provindo	210-7151 Moffatt Rd	Teresita Provindo
AMERICO SILVA	7371 75TH ST RD.	Americo Silva
TONY PIMENTEL	8531 GLENFIELD	Tony Pimentel
Peter M. Damann	#7-2690 SULLYSTOWN RD	Peter M. Damann
JACK M. CAFFREY	4331 CORLESS RD	Jack M. Caffrey
John Koop.	7151 Ash st.	John Koop.

November 5, 2006

Name of Signee	Address	Signature
A. Quilby	104-8311 Stewerton Hwy	[Signature]
F. PAVAN	302 - MORTFIELD	[Signature]
J. GALO	103-7751 MINORU BLVD	[Signature]
R. Carrion	124-9331 FRANEIG	[Signature]
S. DA SILVA	10460 ROCHESTER DR. RICHMOND	[Signature]

ST ALBANS ROAD



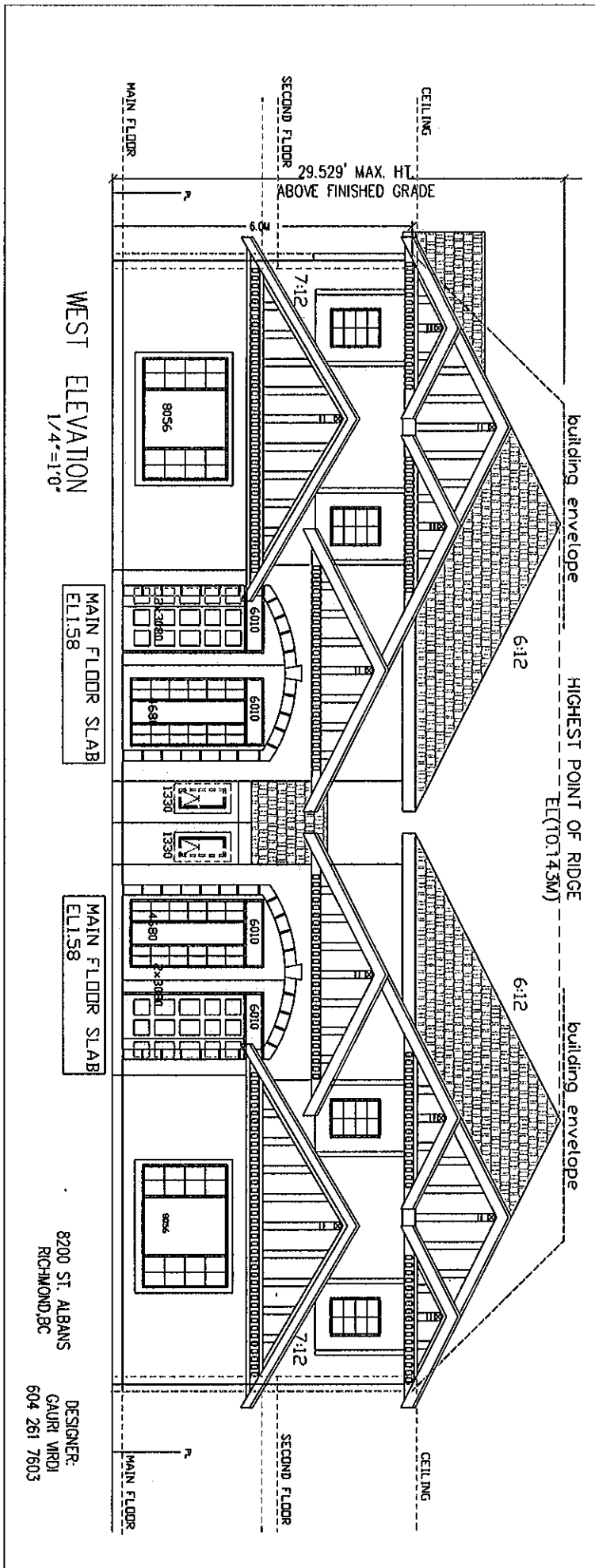
SITE PLAN
1/8" = 1'0"

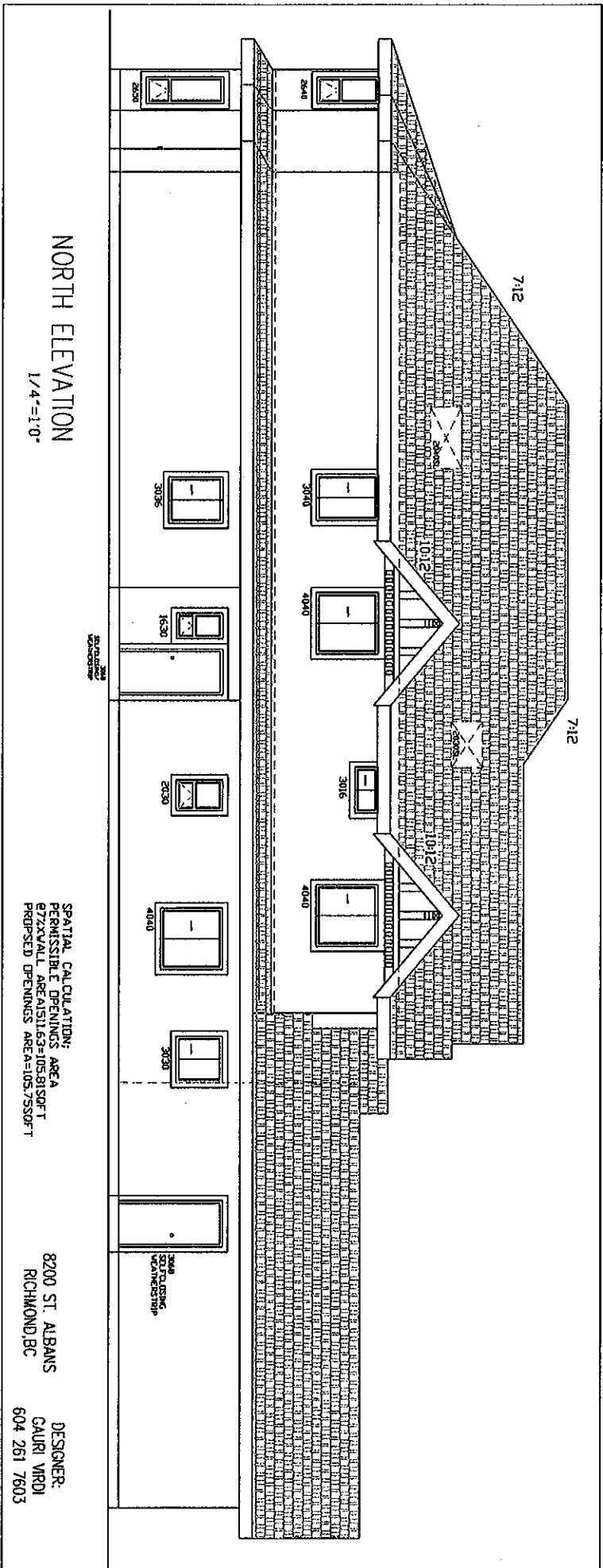
STRATA PLAN BCS270

LOT 1

8200 ST. ALBANS
RICHMOND, BC
DESIGNER:
GAURI VIRDI
604 261 7603







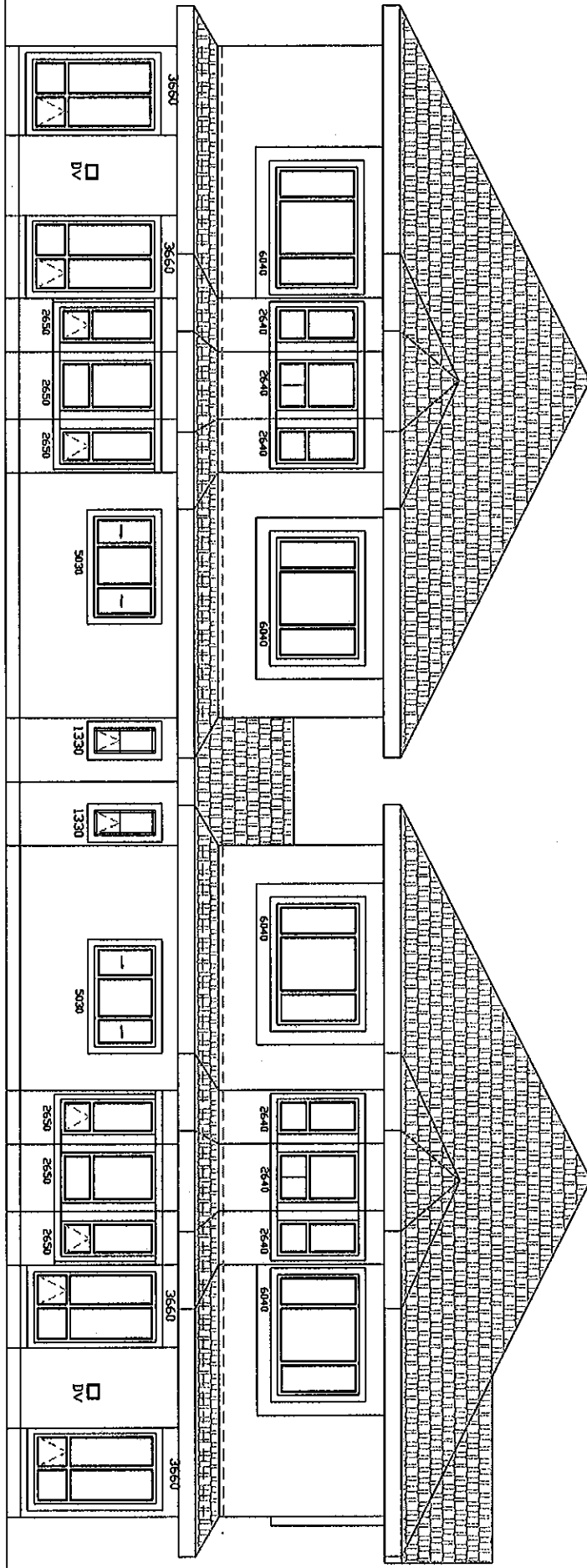
NORTH ELEVATION

1/4"=1'-0"

SPATIAL CALCULATION:
 PERMISSIBLE OPENINGS AREA
 872XVALL AREA=151.63=105.81SQFT
 PROPOSED OPENINGS AREA=105.75SQFT

8200 ST. ALBANS
 RICHMOND, BC

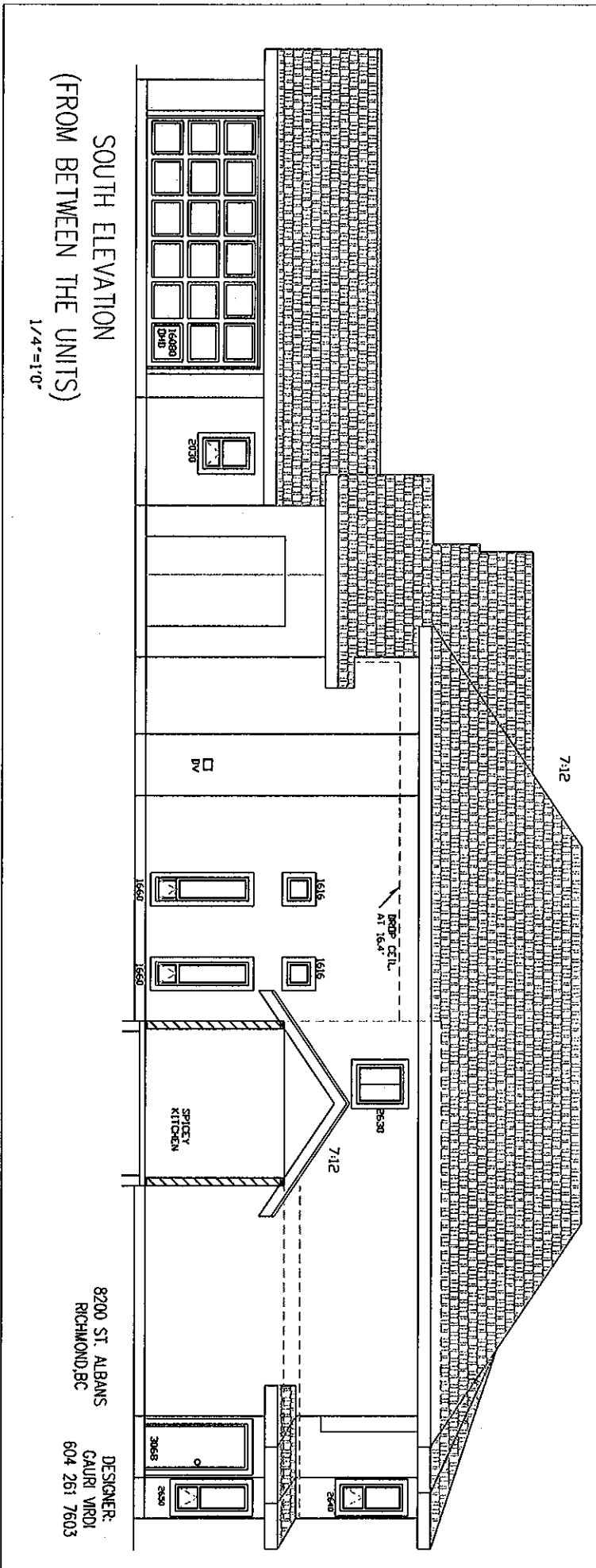
DESIGNER:
 GAURI VERDI
 604 261 7603



EAST ELEVATION
 1/4"=1'-0"

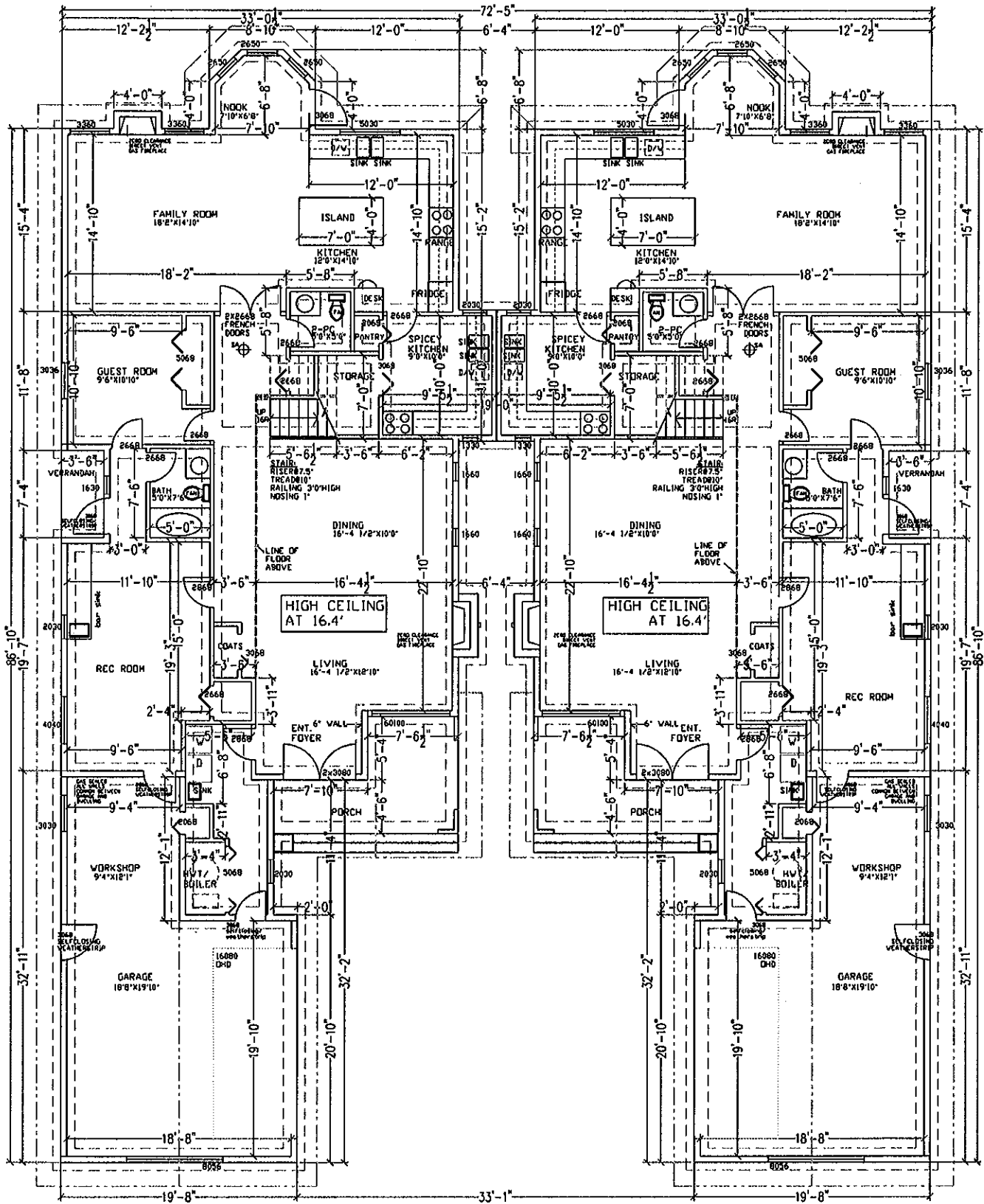
DESIGNER:
 GAURI WRD/1
 604 261 7603

8200 ST. ALBANS
 RICHMOND, BC



SOUTH ELEVATION
 (FROM BETWEEN THE UNITS)
 1/4"=1'-0"

8200 ST. ALBANS
 RICHMOND, BC
 DESIGNER:
 GAURI VIRDI
 604 261 7603

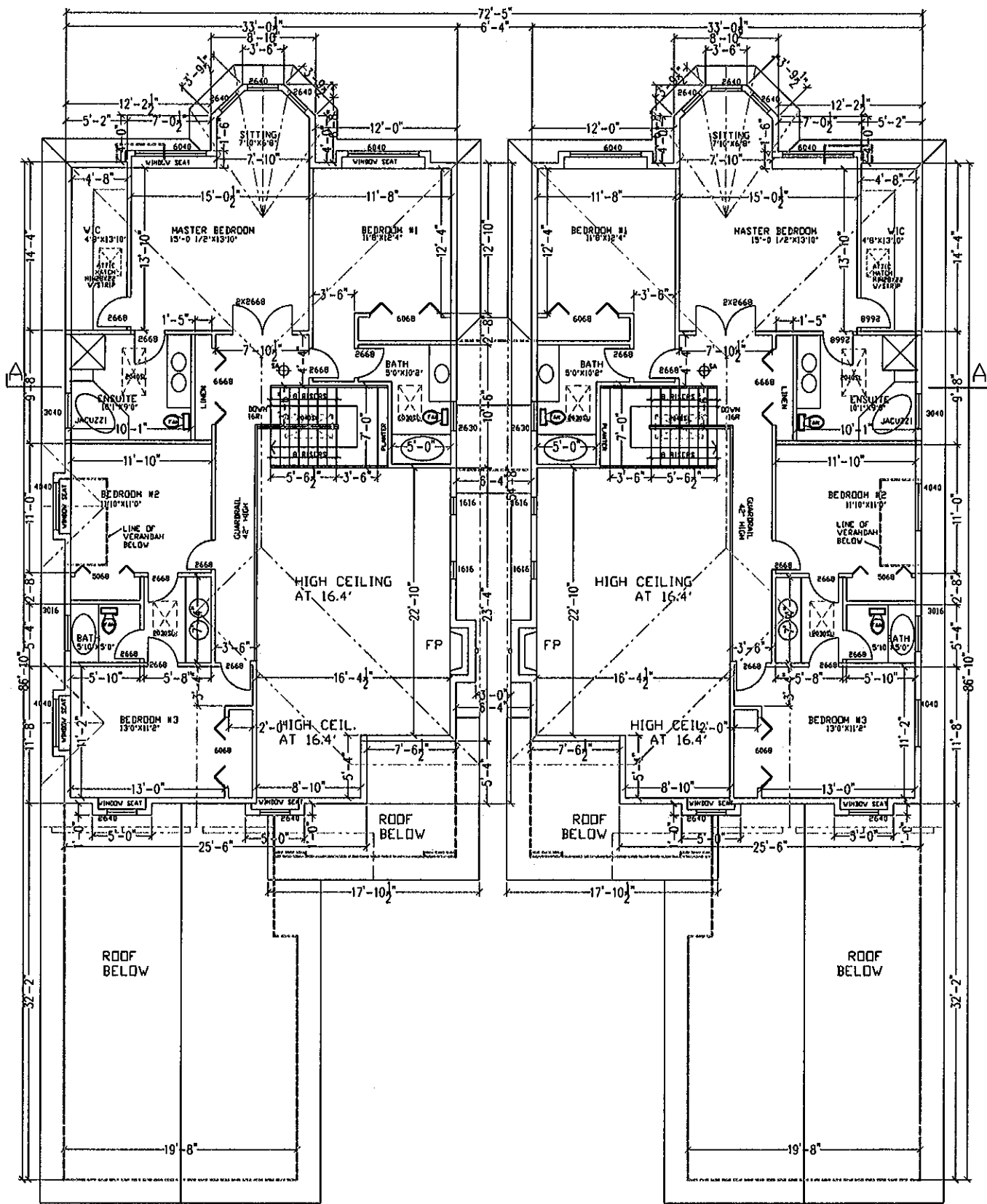


GROUND FLOOR PLAN
1/4"=1'0"

GROSS AREA=2434.26SQFT
LESS GARAGE AREA =538SQFT
NET AREA=1896.26SQFT

8200 ST. ALBANS
RICHMOND, BC

DESIGNER:
GAURI VRDI
604 261 7603

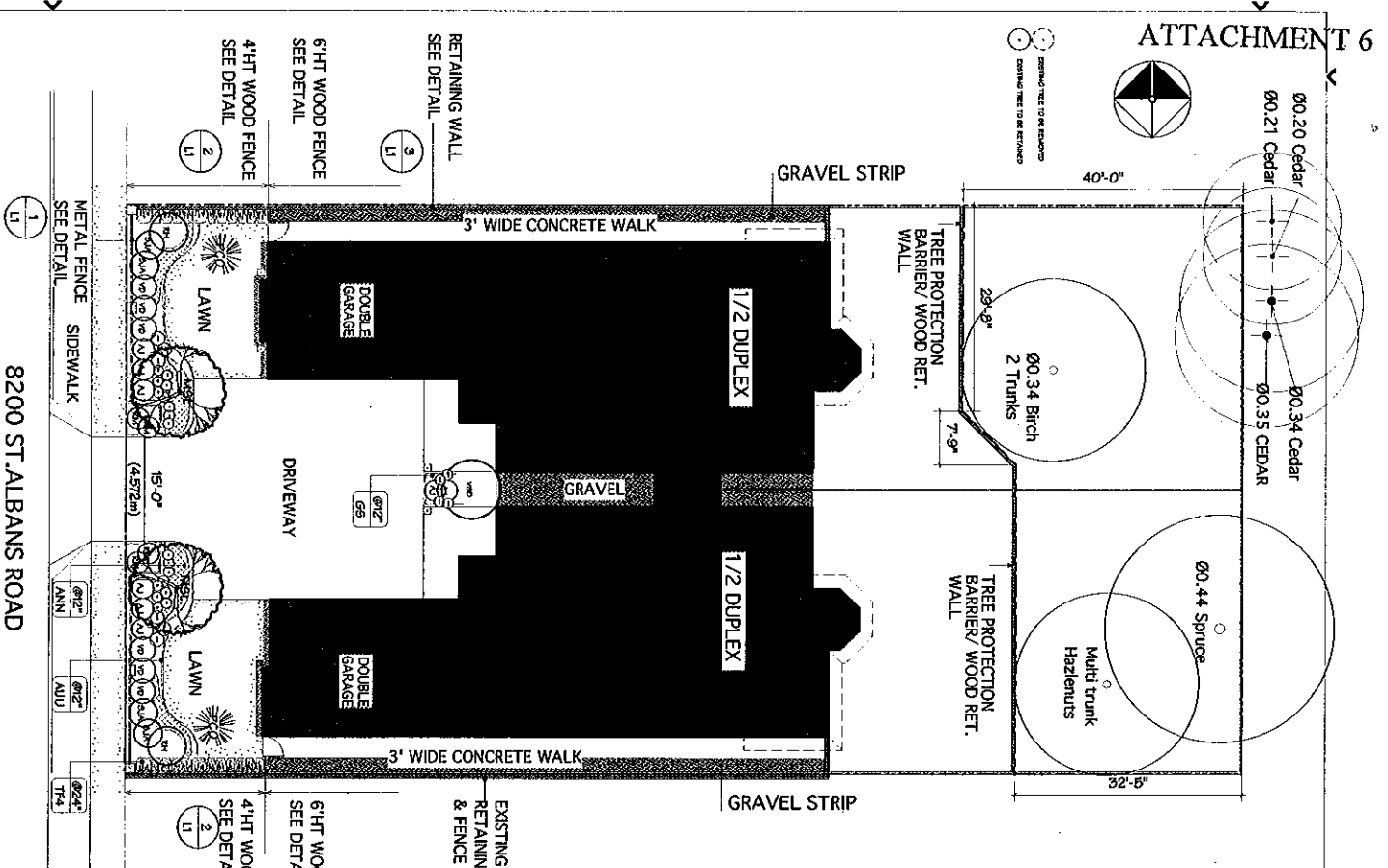


SECOND FLOOR PLAN
1/4"=1'0"

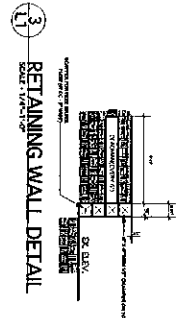
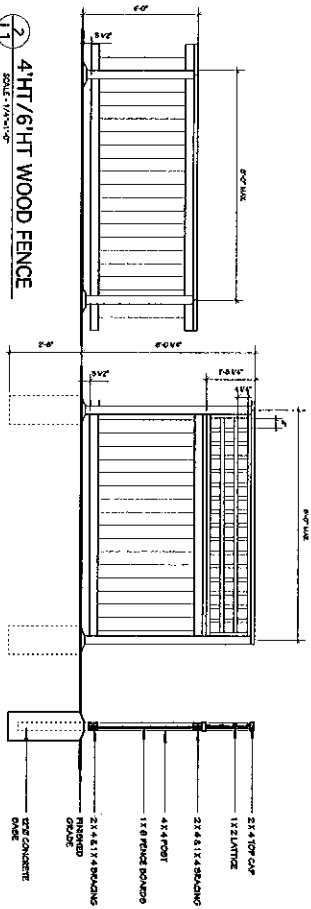
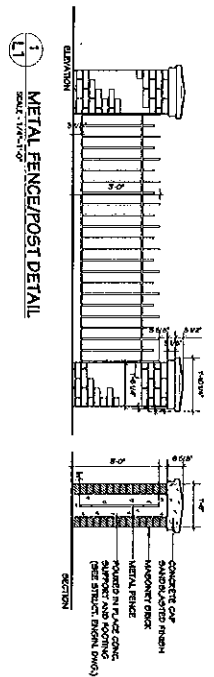
GROSS AREA=1816.46SQFT
 STAIR EXEMPTION=70.29sqft
 LESS HIGH CEILING(16.4')=424SQFT
 NET AREA=1322.17SQFT

8200 ST. ALBANS
 RICHMOND, BC

DESIGNER:
 GAURI VIRDI
 604 261 7603



8200 ST. ALBANS ROAD



NOTE:
 ALL WOOD USED FOR DETAILS IN THIS DRAWING SHALL BE SPECIFIED AS DRY AND TREATED WITH PENETRATING PRESERVATIVE OR CHLOROCRESOLITE. ALL WOOD SHALL BE SEASONED AND KILN DRIED TO A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION.
 SPECIFICATIONS FOR ALL DETAILS WHERE APPLICABLE.
 ALL UNITS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.

RECEIVED
 AUG 06 2009

BY:

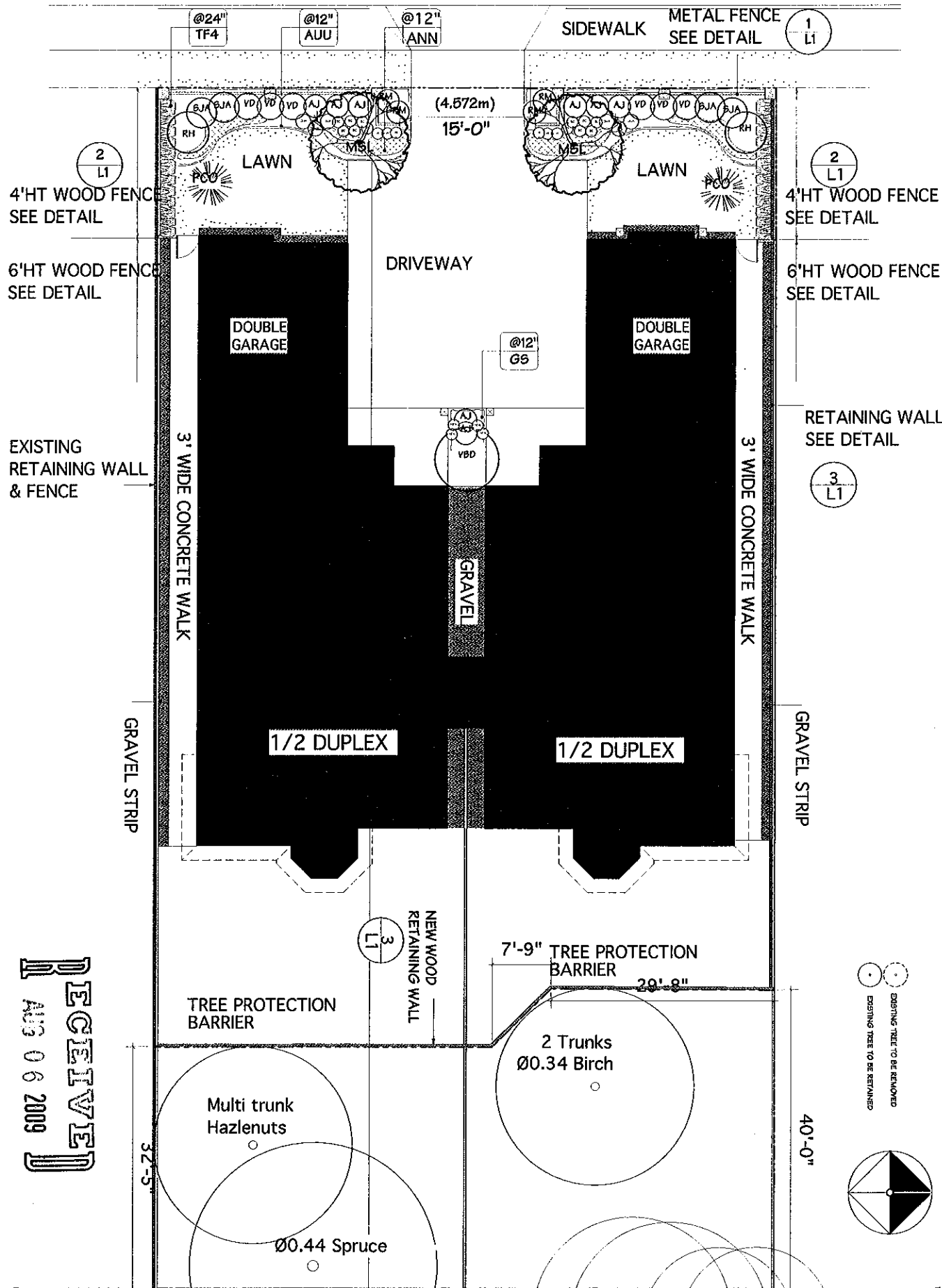
DATE	DESCRIPTION
11/11/07	ISSUED FOR PERMIT
04/28/08	ISSUED FOR PERMIT
11/23/09	ISSUED FOR PERMIT
08/11/09	ISSUED FOR PERMIT
08/11/09	ISSUED FOR PERMIT
08/11/09	ISSUED FOR PERMIT
08/11/09	ISSUED FOR PERMIT

JTO & ASSOCIATES
 Landscape Architects
 5750 Hunt Street, Suite 214
 Richmond, BC V6V 2L4
 Phone: (604) 273-2872
 Fax: (604) 273-2872
 Email: jto@jto.ca

8200 ST. ALBANS RD
 RICHMOND, B.C.
 SD 07-372784

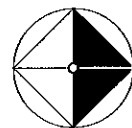
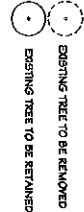
LANDSCAPE PLAN

8200 ST.ALBANS ROAD



RECEIVED
MAY 06 2009

BY:



<p>ITO LANDSCAPE ARCHITECTS 5 ASSOCIATES 5190 Hunt Street Richmond, BC V7E 2L4 Voice: (604) 275-5871 Fax: (604) 275-5872 Email: info@ito.ca 23</p>	<p>8200 ST. ALBANS RD. RICHMOND, B.C. SO 07-372794</p>	<p>DATE: 10/12/08 SCALE: 1/4" = 1'-0" OWNER: ITO DRAWN BY: JVS CHECKED BY: JVS DATE: 10/12/08 NO: 0000</p>	<p>DATE: APR 27 2009 PROJECT: 8200 ST. ALBANS RD. DRAWN BY: JVS CHECKED BY: JVS DATE: 10/12/08</p>
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LANDSCAPE PLAN

L2 1/3

PLANT LIST

PROJECT ADDRESS 8200 ST. ALBANS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
MSL	2	MAGNOLIA SOULANGANA	RIL PURPLE SAUCER MAGN'S	0cm Cal. B&B
PCO	2	PICEA OMORIKA	SERBIAN SPRUCE	2.0m HT. B&B
TT4	18	THUJA OCCIDENTALIS	FASTIGIATRAMIDAL CEDAR	1.25m HT.

SHRUBS

AJ	8	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
RH	2	RHODODENDRON **	RHODODENDRON	#5 POT
RM	4	ROSA MEDILAND	MEDILAND ROSE	#1 POT
SJA	4	SPIRAEA JAPONICA	'ANTHON ANTHONY WATERER	S#2 POT
VD	6	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT
VBD	1	VIBURNUM X BODNANTENSE	'DAWN VIBURNUM	#5 POT

GROUND COVERS

AJU	25	ARCTOSTAPHYLOS UVA URSI	KINKIKINICK	#SP3 POT
GS	5	GAILTHERIA SHALLOM	SALAL	#SP3 POT

VINES

PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS

BC	10	BERGENIA CRASSIFOLIA	HEARTLEAF BERGENIA	#1 POT
CMA	6	CAREX MORROWII	AUREO-VAICAREX	#1 POT
H	8	HEMEROCALLIS 'STELLA D'OR	GOLD DAY LILY	#1 POT
HFA	4	HOSTA FORTUNEI	AUREAO M. PLANTAIN LILY	#1 POT
ANN	60	ANNUALS **		#SP3 POT

NOTES

** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT

ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.

PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CNITA STANDARDS FOR NURSERY STOCK AND THE BCLNA STANDARDS FOR CONTAINER GROWN PLANTS.

ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

RECEIVED
AUG 06 2009

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Project: 2200 ST. ALBANS RD
Richmond, B.C.

Client: L3

Drawn: []
Checked: []
Date: []
Scale: []

L3
of 3

Rezoning Considerations
8200 St. Albans Road
RZ 06-348080

Prior to final adoption of Zoning Amendment Bylaw 8436, the developer is required to complete the following:

1. Submission of a contract with a Certified Arborist for supervision of any works to be conducted within the tree protection zones of on-site and off-site trees, the scope of which is to include the proposed number of site monitoring inspections as well as the preparation and submission of a post-construction impact assessment report to the City for review.
2. Submission of a Tree Survival Security to the City in the amount of \$1,500 (\$500/on-site tree).
3. Deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect to ensure adherence to the Landscape Plan attached to this Report.
4. Registration of a Restrictive Covenant on Title ensuring that vehicular access to the site is to be via a single shared driveway crossing.
5. Registration of a Restrictive Covenant on Title limiting the property to a maximum of two (2) dwelling units, with no secondary suites permitted.
6. Registration of a Flood Indemnity Covenant on Title.
7. Registration of a legal agreement on Title prohibiting further rezoning and subdivision into lots less than 1220 m² (13,135 ft²).

At future Building Permit stage, the developer is required to submit a Construction Traffic and Parking Management Plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>). In addition, the removal of the existing driveway letdown and re-installation of the new driveway letdown (shared on centre) is to be done via Work Order.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8436 (RZ 06-348080)
8200 ST. ALBANS ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **“TWO-FAMILY HOUSING DISTRICT (R5)”**.

P.I.D. 004-036-506

Lot “A” Except:

Firstly: the North 68 Feet

Secondly: Part on Reference Plan 16727,

Section 21 Block 4 North Range 6 West New Westminster District Plan 7344

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8436”**.

FIRST READING

SEP 28 2009

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER